



Council Chambers

Regular Meeting

7:00PM

257 W MONROE ST BANGOR, MI 49013

1. **This meeting was called to order by Mayor Farmer at 7:00 pm.**
2. **PLEDGE OF ALLEGIANCE IS LED BY MAYOR PRO-TEM MARTINEZ-SERRATOS AND RECITED BY ALL PRESENT**
3. **ROLL CALL & DETERMINATION OF QUORUM**

Attendee Name	Title	Status	
		Present	Absent
Lynne Farmer	Mayor	X	
Pati Martinez-Serratos	Mayor Pro Tem	X	
Heléne Rivers	Councilmember	X	
Jeremy Uplinger	Councilmember	X	
Renee Doroh	Councilmember	X	
Amber Garcia	Councilmember	X	
Darla McCrumb	Councilmember	X	
QUORUM (4) MET (7 PRESENT)			

OTHERS PRESENT

Justin Weber, City Manager
Amanda Karr, Deputy Clerk
Stephanie Cagle, City Treasurer

Scott Graham, City Attorney
Steve Lowder, DPW Director
Approximately 15 members of the public

4. **AUTHORIZATION TO EXCUSE ABSENT COUNCILMEMBER(S) FROM THE MEETING**
None
5. **APPROVAL OF REGULAR AGENDA**

Motion to accept Regular Meeting 04/06/26 Agenda with the addendum to add #12 Closed Session for Personnel Matters, and move down #12 to #13 Councilmember Closing Comments, and #13 to #14 Adjournment.	
RESULT:	MOTION CARRIED (7 YES) (ROLL CALL)
MOVER:	Amber Garcia, Councilmember
SECONDER:	Heléne Rivers, Councilmember
YES:	Uplinger, McCrumb, Garcia, Rivers, Doroh, Martinez-Serratos, Farmer
NO:	None
ABSENT:	None

6. **APPROVAL OF CONSENT AGENDA**
 - a. **Consent Agenda**

Motion to accept Consent Agenda: Approval of General Checking Accounts Payable & Payroll in the amount of \$90,187.61 and Roads Accounts Payable in the amount of \$2,248.21; Minutes: Regular Meeting 03/16/26, Special (City Council & DDA Joint) Meeting 03/17/26, Budget Workshop Meeting 03/25/26, and Special (A.B.B. Joint Fire Board) Meeting 03/25/26.	
RESULT:	MOTION CARRIED (7 YES) (ROLL CALL)
MOVER:	Amber Garcia, Councilmember
SECONDER:	Renee Doroh, Councilmember
YES:	Uplinger, McCrumb, Garcia, Rivers, Doroh, Martinez-Serratos, Farmer
NO:	None
ABSENT:	None

7. REGULAR BUSINESS

a. Resolutions

- i. Resolution 2026-09 Motor Pool Deficit Elimination Plan

Motion to adopt Resolution 2026-09 Motor Pool Deficit Elimination Plan.	
RESULT:	MOTION CARRIED (7 YES) (ROLL CALL)
MOVER:	Heléne Rivers, Councilmember
SECONDER:	Amber Garcia, Councilmember
YES:	Uplinger, McCrumb, Garcia, Rivers, Doroh, Martinez-Serratos, Farmer
NO:	None
ABSENT:	None

- ii. Resolution 2026-10 Commit to a Periodic Review of Water Rates

Motion to adopt Resolution 2026-10 Commit to a Periodic Review of Water Rates.	
RESULT:	MOTION CARRIED (7 YES) (ROLL CALL)
MOVER:	Amber Garcia, Councilmember
SECONDER:	Heléne Rivers, Councilmember
YES:	Uplinger, McCrumb, Garcia, Rivers, Doroh, Martinez-Serratos, Farmer
NO:	None
ABSENT:	None

- iii. Resolution 2026-11 3rd Quarter Budget Amendments

Motion to adopt Resolution 2026-11 3rd Quarter 2025/2026 Budget Amendments.	
RESULT:	MOTION CARRIED (7 YES) (ROLL CALL)
MOVER:	Darla McCrumb, Councilmember
SECONDER:	Pati Martinez-Serratos, Mayor Pro Tem
YES:	Uplinger, McCrumb, Garcia, Rivers, Doroh, Martinez-Serratos, Farmer
NO:	None
ABSENT:	None

b. Proclamations

- i. None

c. Reports

- i. **Department Heads**

None

- ii. **Commission and Boards**

None

- iii. **Other**

None

b. Presentations

- i. None

9. OPPORTUNITY FOR PUBLIC COMMENT - AGENDA ITEMS

Mayor Farmer opened the public comment. Zero (0) public comments were offered. Mayor Farmer closed the public comment period.

10. UNFINISHED BUSINESS/POSTPONED ITEMS/REMOVED FROM CONSENT AGENDA ITEMS

a. Unfinished Business/Postponed Items

None

b. Items Removed From Consent Agenda

None

10. NEW BUSINESS

a. Addressing Services Agreement

Motion to accept Addressing Services Agreement with Van Buren County.	
RESULT:	MOTION CARRIED (7 YES) (ROLL CALL)
MOVER:	Heléne Rivers, Councilmember
SECONDER:	Renee Doroh, Councilmember
YES:	Uplinger, McCrumb, Garcia, Rivers, Doroh, Martinez-Serratos, Farmer
NO:	None
ABSENT:	None

b. Bangor Housing Commission (BHC) Audit

Motion to accept the BHC Audit Submission FY Ending September 30, 2025 for City Council review and filing at City Hall.	
RESULT:	MOTION CARRIED (7 YES) (ROLL CALL)
MOVER:	Amber Garcia, Councilmember
SECONDER:	Pati Martinez-Serratos, Mayor Pro Tem
YES:	Uplinger, McCrumb, Garcia, Rivers, Doroh, Martinez-Serratos, Farmer
NO:	None
ABSENT:	None

c. DDA Seat Vacancy

Motion to declare vacant seat previously filled by Don Martin on the Downtown Development Authority (DDA) term 01/01/26-12/31/29.	
RESULT:	MOTION CARRIED (7 YES) (ROLL CALL)
MOVER:	Amber Garcia, Councilmember
SECONDER:	Heléne Rivers, Councilmember
YES:	Uplinger, McCrumb, Garcia, Rivers, Doroh, Martinez-Serratos, Farmer
NO:	None
ABSENT:	None

d. City Council Budget Workshop

Motion to cancel City Council Budget Workshop 04/29/26 @ 2:30 PM.	
RESULT:	MOTION CARRIED (7 YES) (ROLL CALL)
MOVER:	Heléne Rivers, Councilmember
SECONDER:	Renee Doroh, Councilmember
YES:	Uplinger, McCrumb, Garcia, Rivers, Doroh, Martinez-Serratos, Farmer
NO:	None
ABSENT:	None

e. Request to Declare Surplus & Scrap Non-Operational Dump Truck

Motion to allow City Manager to scrap DPW non-operational dump truck.	
RESULT:	CARRIED (UNANIMOUS)
MOVER:	Jeremy Uplinger, Councilmember
SECONDER:	Heléne Rivers, Councilmember

11. OPPORTUNITY FOR PUBLIC COMMENT - NON-AGENDA ITEMS

Mayor Farmer opened the public comment. Two (2) public comments were offered. Mayor Farmer closed the public comment period.

12. CLOSED SESSION

Motion to convene into closed session at 7:33 PM per MCL 15.268 8 (1) (a) Personnel Matters, Employee.

RESULT: CARRIED (UNANIMOUS)
MOVER: Amber Garcia, Councilmember
SECONDER: Heléne Rivers, Councilmember

Motion to reconvene into regular session at 7:59 PM Reconvene into open session to consider any motions on any of the matters discussed under the closed session listed above.

RESULT: CARRIED (UNANIMOUS)
MOVER: Amber Garcia, Councilmember
SECONDER: Darla McCrumb, Councilmember

The Council room doors are unlocked and remaining public is invited inside.

No decisions to be made from closed session.

12. COUNCILMEMBER CLOSING COMMENTS

Councilmember comments were heard.

13. ADJOURNMENT

Motion to adjourn at 8:02 PM.

RESULTS: CARRIED (UNANIMOUS)
MOVER: Amber Garcia, Councilmember
SECONDER: Heléne Rivers, Councilmember

 Shelly Umbanhowar, City Clerk

 Mayor Lynne Farmer

CERTIFICATION

I, **Shelly Umbanhowar**, the duly appointed Clerk for the City of Bangor, do hereby certify that this is a true and exact copy of the minutes from the **Regular Meeting held on Monday, April 6th, 2026**. These minutes were **approved by the City Council on Monday, April 20th, 2026**, by unanimous vote. The original is on file at the Bangor City Hall, 257 W. Monroe Street, Bangor, Michigan 49013.

 Shelly Umbanhowar, City Clerk

03/31/2026 INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF BANGOR
 EXP CHECK RUN DATES 04/07/2026 - 04/07/2026
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GCK-2

Vendor Cod	Vendor Name	Description	Amount
	Invoice		
AT&T	AT&T MOBILITY		
	03142026	PHONE @ WELLS	117.72
TOTAL FOR: AT&T MOBILITY			117.72
AUTO	AUTO-WARES GROUP		
	378-236186	WIPER BLADES - CODE CAR	178.36
	378-236390	WIPER BLADES, CODE ENFORCEMENT VEHICLE	25.98
	378-237153	LEAF VAC TRUCK - OIL FILTER/LUBE SPIN ON	10.78
TOTAL FOR: AUTO-WARES GROUP			215.12
CCOMM	C-COMM OF KALAMAZOO, INC		
	23099	POLICE VEHICLES - RADIOS	303.72
TOTAL FOR: C-COMM OF KALAMAZOO, INC			303.72
CINTAS	CINTAS CORPORATION #301		
	264136447	DPW UNIFORMS	57.49
	4262589919	DPW UNIFORMS	57.49
	4262955967	RUGS CITY HALL & POLICE STATION	102.16
	4263404645	DPW UNIFORMS	57.49
	5324673905	DPW - HARD SURFACE DISINFECTANT WIPES	7.53
TOTAL FOR: CINTAS CORPORATION #301			282.16
COMCAST	COMCAST		
	020826.0013411	DPW 02/21-03/20/26 INTERNET	164.80
	021226.0030183	CITY HALL 02/16-03/15/26 INTERNET	375.04
	021226.0030191	POLICE STATION INTERNET 02/16-03/15/26	389.89
	021426.0022578	PARK ST LIFT INTERNET 02/28-03/27/26	52.90
	022426.0022594	WHITE OAK LIFT 03/07-04/06/26	52.90
	022426.0022602	LIONS LIFT 03/07-04/06/26	137.95
	022426.0022651	ARLINGTON LIFT INTERNET 03/07-04/06/26	52.90
	030826.0013411	DPW 03/21-04/20/26 INTERNET	165.10
TOTAL FOR: COMCAST			1,391.48
CONSUME	CONSUMERS ENERGY		
	040926.8270	WELL #9 02/17-03/17/26	363.33
	040926.8833	WELL #8 02/17-03/17/26	1,412.07
	041626.8098	NATURAL GAS ARLINGTON LIFT 02/20-03/20/26	127.03
	041626.8353	NATURAL GAS DPW BUILDING 02/20-03/20/26	567.28
	041626.8536	CITY HALL NATURAL GAS 02/20-03/20/26	323.76
	051626.7710	POLICE STATION NATURAL GAS 02/20-03/20/26	151.22
TOTAL FOR: CONSUMERS ENERGY			2,944.69
PAGE 1 TOTAL			5,254.89

SALES	CUMMINS SALES AND SERVICE		
	S3-260360129	27720 55 1/2 ST - GENERATOR MAINTENANCE/REPAIR	896.21
TOTAL FOR: CUMMINS SALES AND SERVICE			896.21
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DANSAUTC	DAN'S AUTOMOTIVE		
	I011922	CAR #51 - OIL CHANGE	40.65
TOTAL FOR: DAN'S AUTOMOTIVE			40.65
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DELTA	DELTA DENTAL OF MICHIGAN		
	RIS0006924278	DENTAL INSURANCE	1,445.98
TOTAL FOR: DELTA DENTAL OF MICHIGAN			1,445.98
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FRONTIER	FRONTIER		
	021826	POLICE DEPT INTERNET 02/18-03/17/26	59.99
TOTAL FOR: FRONTIER			59.99
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HERALD	HERALD-PALLADIUM		
	71429961	NOTICE TO CUT GRASS & WEEDS X3 WEEKS	574.50
TOTAL FOR: HERALD-PALLADIUM			574.50
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SUNBELT	HOMESERVE USA		
	MARCH	WATER LEAK, AND WATER & SEWER LINE COVERAGE	1,718.70
TOTAL FOR: HOMESERVE USA			1,718.70
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MENARDS	MENARDS SOUTH HAVEN		
	98770	SUPPLIES FOR: QUONSET, DPW SHOP, SEWER POND BLDG	269.93
TOTAL FOR: MENARDS SOUTH HAVEN			269.93
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PRIMAR	MERLE BOES, INC		
	SI-129459	DPW GAS 03/07/26	1,097.09
	SI-129467	DPW GAS 03/07/26	730.35
	SI-130819	DPW GAS 03/17/26	327.34
TOTAL FOR: MERLE BOES, INC			2,154.78
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MIDWAY	MIDWAY ELECTRIC INC.		
	7971	SERVER CLOSET (SERVER BATTERY BACK UP) OUTLET REPLACEMENT	235.00
TOTAL FOR: MIDWAY ELECTRIC INC.			235.00
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PLUNKETT	PLUNKETT COONEY		
	10976343	LEGAL SERVICE RE: GALLEGOS V BANGOR	540.00
TOTAL FOR: PLUNKETT COONEY			540.00
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PRIORITY	PRIORITY HEALTH		
	260760024010	HEALTH INSURANCE	10,587.45
TOTAL FOR: PRIORITY HEALTH			10,587.45
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PAGE 2 TOTAL			18,523.19

GRAHAM	SCOTT GRAHAM PLLC		
	FEBUARY 2026	LEGALS SERVICES PERFORMED THRU FEB 28, 2026	4,950.00
	JANUARY 2026	LEGAL SERVICES FOR WORK PERFORMED THRU JAN 31, 2026	3,875.00
TOTAL FOR: SCOTT GRAHAM PLLC			<u>8,825.00</u>

UMBANHC	SHELLY UMBANHOWAR		
	MAR-26	MILEAGE REIMBURSEMENT - MAMC YEAR 3 INSTITUTE & COUNTY MEETING	226.93
TOTAL FOR: SHELLY UMBANHOWAR			<u>226.93</u>

STANDARC	STANDARD INSURANCE COMPANY		
	040126	LIFE INSURANCE	177.00
TOTAL FOR: STANDARD INSURANCE COMPANY			<u>177.00</u>

TAPPERFO	TAPPER FORD		
	05886	POLICE #50 - NEW TIRES & ALIGNMENT	1,485.75
	06023	POLICE #50 - FOB, NEVER HAD ONE, THIS IS A NEW ONE	169.44
TOTAL FOR: TAPPER FORD			<u>1,655.19</u>

TERM	TERMINIX COMMERCIAL		
	92801496	DPW PEST CONTROL	114.28
TOTAL FOR: TERMINIX COMMERCIAL			<u>114.28</u>

TRACE	TRACE ANALYTICAL LABORATORIES, INC		
	6030396	ROUTINE MONTHLY - WELLS	129.76
TOTAL FOR: TRACE ANALYTICAL LABORATORIES, INC			<u>129.76</u>

USBANK	US BANK EQUIPMENT FINANCE		
	577199714	COPIERS LEASE	685.70
TOTAL FOR: US BANK EQUIPMENT FINANCE			<u>685.70</u>

USABLUE	USA BLUEBOOK		
	INV00983513	WATER TREATMENT SUPPLIES	561.93
	INV00991625	WATER TREATMENT SUPPLIES	736.57
TOTAL FOR: USA BLUEBOOK			<u>1,298.50</u>

VANCLERK	VAN BUREN COUNTY CLERK		
	032426	VOTERS CARDS PRINTING FOR THE QUARTER ENDING 03/31/26	36.75
TOTAL FOR: VAN BUREN COUNTY CLERK			<u>36.75</u>

VERIZWIRE	VERIZON WIRELESS		
	6138219524	DPW, POLICE, CODE ENF - ON DUTY CELL PHONES, WIFI HOTSPOT	162.11
TOTAL FOR: VERIZON WIRELESS			<u>162.11</u>

PP VILLAGI VILLAGE OF PAW PAW			
JANUARY-26	LAB ANALYSIS JANUARY 2026		60.00
TOTAL FOR: VILLAGE OF PAW PAW			60.00

VSP	VISION SERVICE PLAN		
824847316	VISION INSURANCE		277.95
TOTAL FOR: VISION SERVICE PLAN			277.95

WEST MI	WEST MI CRIMINIAL JUST TRAINING CON		
6746	OFFICER LEONARD - RECERTIFICATION TASER INSTRUCTOR		100.00
TOTAL FOR: WEST MI CRIMINIAL JUST TRAINING CON			100.00

TOTAL - ALL VENDORS	37,527.25
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PAYROLL

PAYROLL	PAYROLL		
03/27/26	March Board of Review & Training (Rissley, Markel)		819.35
03/27/26	Payroll - 03/08-03/21/26 Including BHC		43,313.66
04/02/26	Council - 1st Qtr & March Regular Meetings		3,821.58
TOTAL FOR: PAYROLL			47,954.59

TOTAL - ALL PAYROLL	47,954.59
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CHECKS IN BETWEEN

CHECKS IN	CHECKS IN BETWEEN		
42941	ELAN FINANCIAL SERVICES - CITY CREDIT CARD CHARGES/MAR 2026		4,705.77
TOTAL FOR: CHECKS IN BETWEEN			4,705.77

TOTAL - ALL CHECKS IN BETWEEN	4,705.77
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GRAND TOTAL - ALL CATEGORIES	90,187.61
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FUND TOTALS:

Fund 101 - GENERAL FUND	74,999.73
Fund 590 - SEWER FUND	2,804.69
Fund 591 - WATER FUND	7,438.29
Fund 661 - MOTOR EQUIPMENT FUND	4,944.90
	90,187.61

BANK TOTALS:

Bank GCK-2 GENERAL CHECKING 2	90,187.61
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PAYMENT TYPE TOTALS:

Paper Check	37,601.04
ACH Transaction	48,956.18
EFT Transfer	3,630.39
	90,187.61

03/31/2026 INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF BANGOR
 EXP CHECK RUN DATES 04/07/2026 - 04/07/2026
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: ROADS

Vendor Code	Vendor Name Invoice	Description	Amount
CSX TRANSP	CSX TRANSPORTATION 8502680	ANNUAL FEE - CROSSING SIGNAL MAINTENANCE CLASS II	1,978.00
TOTAL FOR: CSX TRANSPORTATION			<u>1,978.00</u>
LAKES	GREAT LAKES COATINGS 40284	TONS OF ASPHALT REGRIND - 3 LOADS	270.21
TOTAL FOR: GREAT LAKES COATINGS			<u>270.21</u>
TOTAL - ALL VENDORS			2,248.21

FUND TOTALS:

Fund 202 - MAJOR STREETS FUND	2,113.60
Fund 203 - LOCAL STREETS FUND	134.61
	<u>2,248.21</u>

BANK TOTALS:

Bank ROADS STREET FUNDS	2,248.21
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PAYMENT TYPE TOTALS:

Paper Check	2,248.21
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**CITY OF BANGOR
COUNTY OF VAN BUREN
STATE OF MICHIGAN
RESOLUTION 2026-09**

**RESOLUTON NO. 2026-09
A RESOLUTION TO ADOPT THE UPDATED
DEFICIT ELIMINATION PLAN FOR THE MOTOR POOL FUND**

WHEREAS, the City of Bangor has identified an unrestricted deficit net position in the **Motor Pool Fund**; and

WHEREAS, the original Deficit Elimination Plan (DEP) was adopted in FY 2024 to address the deficit, which totaled \$94,833.00 at that time; and

WHEREAS, as of June 30, 2025, the Motor Pool Fund has a remaining unrestricted deficit net position of \$170,711.00, reflecting a increase of \$75,878.00 since the original DEP; and

WHEREAS, Michigan law and the Michigan Department of Treasury require municipalities with enterprise fund deficits to adopt a formal plan to eliminate deficits in a timely manner; and

WHEREAS, the City has developed an updated Deficit Elimination Plan beginning FY 2027 to fully eliminate the remaining Motor Pool Fund deficit over a five-year period through a combination of revenue enhancements, expenditure controls, and financial monitoring.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bangor, Van Buren County, Michigan, as follows:

1. The City Council hereby **adopts the updated Deficit Elimination Plan for the Motor Pool Fund**, beginning FY 2027, as presented and attached to this resolution.
2. The City Manager, Treasurer, and other appropriate staff are authorized and directed to implement the DEP, including revenue adjustments, expenditure controls, and ongoing financial monitoring, to achieve full elimination of the remaining deficit by FY 2029.
3. This resolution shall become effective immediately upon adoption.
4. The City Treasurer is directed to file a copy of this resolution and the updated DEP with the Michigan Department of Treasury and include it in the City's official financial records.

The foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Bangor, County of Van Buren, and State of Michigan, at a regular meeting held this 8th day of April, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, the same being the Open Meetings Act, and the Minutes of said meeting have been or will be made available as required by said Act.

At a regular meeting of the City Council of the City of Bangor held on April 6, 2026, adoption of the foregoing ordinance was moved by Heléne Rivers and supported by Amber Garcia.

Voting for: McCrumb, Rivers, Uplinger, Doroh, Garcia, Farmer, Martinez-Serratos

Voting against: None

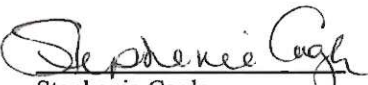
Mayor Farmer declared the Resolution adopted.


CERTIFICATION

I hereby certify that the foregoing Deficit Elimination Plan and Resolution were adopted by the Bangor City Council and submitted to the Michigan Department of Treasury.

I certify that this Deficit Elimination Plan has been prepared based on the best available financial information of the City and accurately reflects the City's plan to eliminate the Motor Pool Fund deficit in accordance with Public Act 34 of 2001, as amended.




Stephenie Cagle
City Treasurer


Shelly Umbanhowar
City Clerk

4/8/26
Date

**CITY OF BANGOR
COUNTY OF VAN BUREN
STATE OF MICHIGAN
RESOLUTION 2026-10**

**RESOLUTION NO. 2026-10
A RESOLUTION TO COMMIT TO PERIODIC REVIEW
OF WATER RATES AND FUNDING STRATEGIES IN
SUPPORT OF THE CITY'S CAPITAL IMPROVEMENT PLAN**

WHEREAS, the City of Bangor has completed a **20-year Water Rate Study** to evaluate the financial requirements necessary to support its Capital Improvement Plan (CIP); and

WHEREAS, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) has reviewed the 20-year Rate Study and determined that reliance solely on rate increases is **not financially feasible to fund the full 20-year CIP**; and

WHEREAS, pursuant to Bangor's Administrative Compliance Agreement Section 2.4, **the City must demonstrate its commitment to ongoing financial planning and infrastructure sustainability**; and

WHEREAS, Michigan law and the Michigan Department of Treasury require municipalities with enterprise fund deficits to adopt a formal plan to eliminate deficits in a timely manner; and

WHEREAS, the City of Bangor is **actively pursuing funding opportunities**, including participation in the Drinking Water State Revolving Fund (DWSRF) program and seeking out other funding options;

NOW THEREFORE BE IT RESOLVED that the **City Council of the City of Bangor** hereby agrees to the following commitments:

1. Periodic Review of Water Rates

The City Council shall revisit the Water Rate Study and evaluate funding strategies **at least every five (5) years**, in alignment with the five-year schedule for reliability studies and updates to the Capital Improvement Plan and Asset Management Plan

2. Seek Alternative Funding Resources


The City shall continue **seeking alternative funding resources** and **re-evaluate the rate study** in conjunction with those efforts

At a regular meeting of the City Council of the City of Bangor held on April 6, 2026, at 7:00 p.m., adoption of the foregoing Resolution was moved by Amber Garcia and supported by Heléne Rivers.

Voting for: Martinez-Serratos, Rivers, Uplinger, Doroh, Garcia, McCrumb, Farmer

Voting against: None

Motion **Approved.** Mayor Farmer declared the Resolution adopted.


Shelly Umbanhowar
City Clerk

CERTIFICATION

The foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Bangor, County of Van Buren, and State of Michigan, at a regular meeting held this 6th day of April, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, the same being the Open Meetings Act, and the Minutes of said meeting have been or will be made available as required by said Act.



Shelly Umbanhowar

Shelly Umbanhowar
City Clerk

4/6/24

Date

**CITY OF BANGOR
COUNTY OF VAN BUREN
STATE OF MICHIGAN
RESOLUTION 2026-11**

**RESOLUTION NO. 2026-11
A RESOLUTION TO AMEND THE 2025/2026 BUDGET**

WHEREAS, the City of Bangor has exceeded its original appropriations in certain expenditure accounts and exceeded collection in certain revenue accounts;

WHEREAS, the City of Bangor wishes to re-appropriate funds for budgetary purposes to comply with State Statutes;

NOW, THEREFORE BE IT RESOLVED by the City of Bangor City Council that the 2025 / 2026 budget be amended to adjust the appropriations in the accounts as follows:

City of Bangor FY 2025 / 2026 Budget

General Fund	2025 / 2026 Budget After 2 nd Quarter Amendments	2025 / 2026 Proposed 3 rd Quarter Amended Budget
Total Revenue:	\$1,398,838.00	\$1,440,188.00
Expenditures		
City Council	\$80,050.00	\$127,000.00
City Manager	\$25,216.00	\$27,556.00
City Clerk	\$52,050.00	\$54,900.00
Board of Review	\$2,615.00	\$ 2,045.00
City Treasurer	\$56,125.00	\$54,975.00
Assessor Dept	\$18,500.00	\$18,500.00
Elections	\$10,000.00	\$10,000.00
City Hall	\$153,325.00	\$158,625.00
Police Department	\$611,175.00	\$611,175.00
Code Enforcement	\$88,100.00	\$37,416.00
Public Service	\$176,600.00	\$182,155.00
Street Lights	\$3,000.00	\$1,500.00
Cemetery	\$27,100.00	\$29,050.00
Parks	\$32,040.00	\$35,890.00
Planning	\$0.00	\$0.00
Library	\$0.00	\$0.00
Transfer Out to Motor Pool	\$40,000.00	\$60,000.00
Total Expenditures:	\$1,375,896.00	\$1,410,787.00
Revenue over (under) Expenditures	\$22,942.00	\$29,401.00
Beginning Fund Balance	\$844,722.00	\$844,722.00
Ending Fund Balance	\$867,664.00	\$874,123.00

	Revenue	Expenditures	Rev vs. Exp	Revenue	Expenditures	Rev vs. Exp
Special Revenue Funds						
Major Street	\$260,000.00	-\$233,250.00	\$26,750.00	\$260,050.00	-\$232,971.00	\$27,079.00
Local Street	\$170,000.00	-\$166,900.00	\$3,100.00	\$160,050.00	-\$159,472.00	\$578.00
Police	\$40,000.00	-\$40,000.00	\$0.00	\$46,500.00	-\$45,000.00	\$1,500.00
	\$15,000.00	-\$15,000.00	\$0.00	\$15,000.00	-\$15,000.00	\$0.00
Cemetery						
Planning	\$1,600.00	-\$15,000.00	-\$13,400.00	\$1,600.00	-\$9,000.00	-\$7,400.00
Police Training	\$6,000.00	\$0.00	\$6,000.00	\$6,000.00	-\$0.00	\$6,000.00
Library	\$4,000.00	-\$20,000.00	-\$16,000.00	\$4,000.00	-\$0.00	\$4,000.00
Maintenance						
Internal Service Funds						
Motor Equipment Fund	\$261,000.00	-\$221,350.00	\$39,650.00	\$313,000.00	-\$312,739.00	\$261.00
Enterprise Funds						
Water Fund	\$573,600.00	-\$570,100.00	\$3,500.00	\$575,100.00	-\$572,755.00	\$2,345.00
Sewer Funds	\$658,400.00	-\$561,700.00	\$96,700.00	\$471,400.00	-\$529,605.00	-\$58,205.00


MOVED by Darla McCrumb; SUPPORTED by Pati Martinez-Serratos that the foregoing Resolution be adopted.

AYES: Rivers, Martinez-Serratos, Uplinger, Farmer, Doroh, McCrumb, Garica

NAYS: None

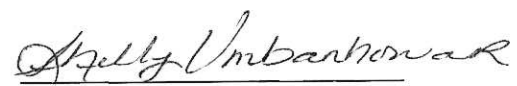
ABSENT: None

Resolution declared adopted at a regular meeting of the Bangor City Council held on Monday, April 6, 2026.


 Shelly Umbanhowar
 City Clerk

CERTIFICATION

The foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Bangor, County of Van Buren, and State of Michigan, at a regular meeting held this 6th day of April, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, the same being the Open Meetings Act, and the Minutes of said meeting have been or will be made available as required by said Act.


 Shelly Umbanhowar
 City Clerk

4/8/26
 Date



**BANGOR HOUSING COMMISSION
VAN BUREN COUNTY, MICHIGAN**

FINANCIAL STATEMENTS

**FOR THE YEAR ENDED SEPTEMBER 30, 2025
AND
REPORTS ON INTERNAL CONTROL AND COMPLIANCE**

Audited by

Hannah R Bond, CPA, PLLC
2954 Goehmann Lane
Fredericksburg, Texas 78624
713-492-6930
hbond@bondcpa.net



ADDRESSING SERVICES AGREEMENT

Between Van Buren County and the City of Bangor

This Addressing Services Agreement ("Agreement") is entered into by and between Van Buren County, acting through its Digital Information Department, and the City of Bangor.

PURPOSE

The purpose of this Agreement is to designate Van Buren County as the addressing authority for the City of Bangor for the assignment and maintenance of address numbers associated with access points (driveways), ensuring consistency, accuracy, and reliable integration with countywide GIS and 9-1-1 systems.

SCOPE OF COUNTY SERVICES

1. Address Assignment

Van Buren County shall assign official address numbers based on property access points (driveways) in accordance with County addressing policy and NENA best practices. This Agreement does not include unit, suite, apartment, or internal numbering.

2. Road Naming Review

The County shall review and approve new public and private road names for uniqueness, clarity, and 9-1-1 compatibility.

3. GIS & 9-1-1 Data Maintenance

The County shall maintain City address points and associated road data within the County's official GIS and 9-1-1 datasets used by Central Dispatch and public safety partners. These functions are already performed countywide; this Agreement formally removes the communication gap by making the County the point of address issuance.

4. Address Documentation

The County shall provide official address confirmations for residents, property owners, and other stakeholders as needed.

CITY RESPONSIBILITIES

The City of Bangor agrees to refer residents, property owners, and applicants to Van Buren County for address requests and address-related questions. The City shall not independently assign address numbers or road names outside of this Agreement.

AUTHORITY & LOCAL CONTROL

Nothing in this Agreement transfers or limits the City's authority over zoning, land use, permitting, site plan review, or development approval. The County's role is limited to the technical assignment and maintenance of address numbers and road names.

FEES

Addressing services will be provided in accordance with the County's adopted addressing fee schedule, as approved by the Van Buren County Board of Commissioners. Any applicable fees will be communicated directly to applicants by the County.

TERM & TERMINATION

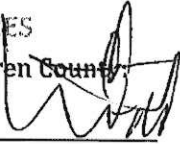
This Agreement shall become effective upon execution by both parties. Either party may terminate this Agreement with written notice. Upon termination, existing address data shall remain part of the County's official GIS and 9-1-1 systems.

AMENDMENTS

This Agreement may be amended by mutual written consent of both parties.

SIGNATURES

For Van Buren County



Name: JOHN FAUL

Title: COUNTY ADMINISTRATOR

Date: 04/09/2026

For the City of Bangor:



Name: Justin Weber

Title: City Manager

Date: 4/6/26

**BANGOR HOUSING COMMISSION
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SEPTEMBER 30, 2025**

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Hannah R Bond, CPA, PLLC

CERTIFIED PUBLIC ACCOUNTANT

2954 Goehmann Ln
Fredericksburg, Texas 78624
Phone (713) 492-6930
Email: hbond@bondcpa.net

Independent Auditor's Report

Board of Commissioners
Bangor Housing Commission
Van Buren County, Michigan

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities of the Bangor Housing Commission, Michigan, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of Bangor Housing Commission, as of September 30, 2025, and the respective changes in financial position, and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Bangor Housing Commission and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance¹ about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and Government Auditing Standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information


Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Bangor Housing Commission's financial statements. The financial data schedule is presented for purposes of additional analysis, as required by the U.S. Department of Housing and Urban Development, and is not a required part of the financial statements. The financial data schedule is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the financial data schedule is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated March 6, 2026, on our consideration of Bangor Housing Commission's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Bangor Housing Commission's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering Bangor Housing Commission's internal control over financial reporting and compliance.

 Digitally signed by
Hannah R Bond,
CPA, PLLC
Date: 2026.03.06
08:38:15 -06'00'

Hannah R Bond, CPA, PLLC
Fredericksburg, Texas
March 6, 2026

Bangor Housing Commission
Management's Discussion and Analysis (MD&A)
September 30, 2025
(Unaudited)

As management of the Bangor Housing Commission, we offer reviewers of this audit report this narrative discussion and analysis of the Bangor Housing Commission's financial activities for the fiscal year ended September 30, 2025. This discussion and analysis letter of the Bangor Housing Commission's financial performance should be read in conjunction with the auditor's opinion letter and the following Financial Statements.

The combined financial statements reflect all of the Housing Commission's federally funded programs and activities in one place. The Housing Commission reports all its activities and programs using the Enterprise Fund type model. HUD encourages PHAs to use this accounting method as it is normally used to account for "business-type activities" – activities similar to those found in the private sector. Enterprise Fund types use the accrual method of accounting, the same accounting method employed by most private-sector businesses. Under this method, revenues and expenditures may be reported as such even though no cash transaction has actually taken place.

FINANCIAL HIGHLIGHTS

The term "net position" refers to the difference between assets and liabilities. The Housing Commission's total net position as of September 30, 2025 was \$269,564. The net position increased by \$20,647, an increase of 8.3% over the prior fiscal year.

Revenues and contributions for the Housing Commission were \$489,037 for the fiscal year ended September 30, 2025. This was an increase of \$162,594 or 49.8% over the prior fiscal year.

Expenses for the Housing Commission were \$520,153 for the fiscal year ended September 30, 2025. This was an increase of \$161,513 or 45.0% over the prior fiscal year.

HUD operating grants were \$195,609 for the fiscal year ended September 30, 2025. This was an increase of \$42,909 or 28.1% over the prior fiscal year.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report contains this *Management & Discussion Analysis* report, the *Basic Financial Statements* and the *Notes to the Financial Statements*. This report also contains the Financial Data Schedule (FDS) as referenced in the section of *Supplemental Information*. The Housing Commission's financial statements are presented as fund financial statements because the Housing Commission only has proprietary funds.

Bangor Housing Commission
Management's Discussion and Analysis (MD&A)
September 30, 2025
(Continued)

OVERVIEW OF THE FINANCIAL STATEMENTS (Continued)

Required Financial Statements

The *Statement of Net Position* includes the Housing Commission's assets and liabilities and provides information about the nature and amounts of investments in resources (assets) and obligations of the Housing Commission creditors (liabilities). It also provides the basis for evaluating the liquidity and financial flexibility of the Housing Commission.

All of the current year's revenues and expenses are accounted for in the *Statement of Revenues, Expenses, and Changes in Net Position*. This statement measures the success of the Housing Commission's operations over the past year and can be used to determine whether the Housing Commission has successfully recovered all its costs through its user fees and other charges, profitability and credit worthiness.

The final required financial statement is the *Statement of Cash Flows*. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing and financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance during the reporting period.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements and provide more detailed data.

Supplemental Information

This report also contains the Financial Data Schedule (FDS) as referenced in the section of *Supplemental Information*. HUD has established Uniform Financial Reporting Standards that require Housing Commissions to submit financial information electronically to HUD using the FDS format. This financial information was electronically transmitted to the Real Estate Assessment Center (REAC) and is required to be included in the audit reporting package.

FUND STATEMENTS

The Financial Data Schedule reports the Housing Commission's operations in more detail. The Housing Commission reports all its activities using Enterprise fund types. These funds are used to show activities that operate more like commercial enterprises. The Financial Data Schedule is organized by Assistance Listing Numbers.

Bangor Housing Commission
Management's Discussion and Analysis (MD&A)
September 30, 2025
(Continued)

FUND STATEMENTS (CONTINUED)

Public Housing Program: Under this program, the Housing Commission rents units that it owns to low-income elderly and family households. This program is operated under an Annual Contributions Contract with HUD. HUD provides Operating Subsidies to enable the Housing Commission to lease these units at a rate that is based on 30% of the household income or a flat rent.

Capital Fund Program: Under this program, the Housing Commission is awarded funds each year to use for Capital needs. This program is the primary funding source for physical improvements to its properties.

FINANCIAL ANALYSIS

Net position may serve, over time, as a useful indicator of a government's financial position. As stated in the following table, assets exceeded liabilities by \$269,564 at the close of the fiscal year ended September 30, 2025, an increase from \$248,917 in 2024. The increase was due to the change in net position of \$(31,116) and a prior period adjustment of \$51,763.

The unrestricted net position was \$(46,694) as of September 30, 2025. The negative unrestricted net position is primarily caused by the Commission's commitment to investing in capital assets (modernization of public housing units) exceeding its current accumulated unrestricted operating funds. The capital assets are largely funded by federal grants and are not available to liquidate liabilities.

CONDENSED STATEMENTS OF NET POSITION
September 30,

	<u>2025</u>	<u>2024</u>	<u>Dollar Change</u>
Current and other assets	\$ 53,798	\$ 130,725	\$ (76,927)
Capital assets, net	316,258	281,419	34,839
Total Assets	<u>370,056</u>	<u>412,144</u>	<u>(42,088)</u>
Current liabilities	<u>100,492</u>	<u>163,227</u>	<u>(62,735)</u>
Total Liabilities	<u>100,492</u>	<u>163,227</u>	<u>(62,735)</u>
Net position:			
Net investment in capital assets	316,258	281,419	34,839
Unrestricted	<u>(46,694)</u>	<u>(32,502)</u>	<u>(14,192)</u>
Total Net Position	<u>\$ 269,564</u>	<u>\$ 248,917</u>	<u>\$ 20,647</u>

Total current and other assets decreased by \$76,927 in large part, due to a decrease in accounts receivable-tenants \$156,268 and negative cash flows \$27,956, offset by an increase in allowance for doubtful accounts \$86,231 and prepaid expenses \$27,191.

Bangor Housing Commission
Management's Discussion and Analysis (MD&A)
September 30, 2025
(Continued)

FINANCIAL ANALYSIS (Continued)

The current liabilities decreased by \$62,735 in part, due to unearned revenue decreasing by \$88,771 from the prior fiscal year, offset by an increase in accounts payable payment in lieu of taxes \$16,253 and accrued wages \$5,294.

The largest portion of the Housing Commission's net position reflects its investment in capital assets (e.g. land, buildings and equipment) less accumulated depreciation. The Housing Commission uses these capital assets to provide service and consequently these assets are not available to liquidate liabilities or other spending.

While the Statement of Net Position shows the change in financial position of net position, the Statements of Revenues, Expenses, and Changes in Net Position provides answers as to the nature and source of these changes.

**CONDENSED STATEMENTS OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION**

	<u>09/30/25</u>	<u>09/30/24</u>	<u>Dollar Change</u>
Revenues and contributions			
Operating, non operating, capital contributions:			
Tenant Revenue and other	\$ 227,418	\$ 169,564	\$ 57,854
HUD operating grants	195,609	152,700	42,909
Capital grants	60,665	0	60,665
Other income	5,066	4,128	938
Interest income	<u>279</u>	<u>51</u>	<u>228</u>
Total Revenues and Contributions	<u>489,037</u>	<u>326,443</u>	<u>162,594</u>
Expenses			
Administrative	118,220	127,666	(9,446)
Tenant services	8,518	0	8,518
Utilities	48,959	44,722	4,237
Maintenance	190,246	92,703	97,543
Protective services	821	0	821
Insurance	36,077	21,633	14,444
Bad debt – tenant rents	65,176	13,400	51,776
Payment in lieu of taxes	16,253	12,209	4,044
Other general expense	6,566	8,043	(1,477)
Depreciation	<u>29,317</u>	<u>38,264</u>	<u>(8,947)</u>
Total Expenses	<u>520,153</u>	<u>358,640</u>	<u>161,513</u>
Change in Net Position	<u>\$ (31,116)</u>	<u>\$ (32,197)</u>	<u>\$ 1,081</u>

**Bangor Housing Commission
Management's Discussion and Analysis (MD&A)
September 30, 2025
(Continued)**

FINANCIAL ANALYSIS (Continued)

Revenues:

Bangor Housing Commission's primary revenue sources are subsidies and grants received from HUD. Please note that Capital Fund Program grants can be classified as either soft cost revenue or hard cost revenue, for this fiscal year the Housing Commission chose to classify 56.9% of the capital fund grants as soft costs. As can be seen in the above table total revenues and contributions increased by \$162,594 from the prior fiscal year. The increase is mainly due to the Housing Commission receiving \$103,574 more in federal grants than in the prior fiscal year and tenant revenue increased by \$57,854 from the prior fiscal year.

Expenses:

Total expenses for the Housing Commission increased by \$161,513 over the prior fiscal year. This represents an increase of 45% in our operating costs. The increase, in large part, was due to an increase in maintenance costs \$58,992, bad debt expense \$51,776, and personnel services \$50,916.

The following represents changes in Federal Assistance received:

	<u>09/30/25</u>	<u>09/30/24</u>	<u>Dollar Change</u>
Public Housing Operating Subsidy	\$ 115,612	\$ 128,840	\$ (13,228)
Capital Fund Program	140,662	23,860	116,802
Total	<u>\$ 256,274</u>	<u>\$ 152,700</u>	<u>\$ 103,574</u>

The above chart is segregated as to the Program source of funds, not the use of funds. The subsidy for Public Housing decreased mainly due the HUD decreasing its funding formula amount for the Housing Commission. The increase in capital grants over the prior fiscal year is primarily due to increased draws for operations.

Budget Analysis:

A Public Housing Operating Budget for the fiscal year ending September 30, 2025 was presented to and approved by the Board of Commissioners. Actual results were in line with the budgeted amounts.

**Bangor Housing Commission
Management's Discussion and Analysis (MD&A)
September 30, 2025
(Continued)**

OPERATIONAL HIGHLIGHTS

The Bangor Housing Commission provided the following housing for low-income individuals and families:

	09/30/25	09/30/24
Public Housing Program	44	44

Bangor Housing Commission had a lease up of 92.8% in its Public Housing Program for the fiscal year ended September 30, 2025.

CAPITAL ASSETS

The Bangor Housing Commission's investment in capital assets, as of September 30, 2025, amounts to \$316,258 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, and equipment.

**CAPITAL ASSETS
NET OF ACCUMULATED DEPRECIATION
September 30,**

	2025	2024	Dollar Change
Land	\$ 141,864	\$ 141,864	\$ 0
Buildings	2,735,786	2,699,344	36,442
Furniture, equipment and machinery			
- dwellings	72,627	44,913	27,714
Furniture, equipment and machinery			
- administration	99,766	99,766	0
	3,050,043	2,985,887	64,156
Accumulated depreciation	(2,733,785)	(2,704,468)	(29,317)
Total	\$ 316,258	\$ 281,419	\$ 34,839

The total increase in the Housing Commission's capital assets for the current fiscal year of \$34,839 due to capital purchases of \$64,156, offset by depreciation of \$29,317.

During the fiscal year ending September 30, 2025, our Capital Fund Program work projects included:

The Housing Commission used capital fund grants for unit renovations, plumbing replacement, and the purchase of new appliances.

In the next year, we plan to spend capital funds on unit renovations.

Bangor Housing Commission
Management's Discussion and Analysis (MD&A)
September 30, 2025
(Continued)

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The Housing Commission is primarily dependent upon HUD for the funding of operations as well as capital needs. Therefore, the Housing Commission is affected more by the Federal Budget than by local economic conditions. The funding of programs could be significantly affected by the Federal Budget.

Although the Housing Commission remains concerned about the future levels of HUD funding due to the state of the federal budget, we feel that we are both financially and operationally in a strong position to continue to provide safe, sanitary, and decent housing to our residents.

We know of no other currently known facts, decisions, or conditions that are expected to have a significant effect on financial position (net position) or results of operations (revenues, expenses, and other changes).

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Housing Commission's finances for all those with an interest in its finances. Questions or comments concerning any of the information contained in this report or request for additional information should be directed to:

Brandy Wines, Executive Director
Bangor Housing Commission
820 2nd Street
Bangor, Michigan 49013

FINANCIAL STATEMENTS

Bangor Housing Commission
Statement of Net Position
September 30, 2025

ASSETS

Current Assets:

Cash and cash equivalents - restricted	\$ 22,410
Receivables, net of allowance \$10,794	4,197
Prepaid expenses	27,191
Total Current Assets	53,798

Capital Assets:

Land	141,864
Buildings	2,735,786
Equipment	172,393
	3,050,043
Less: accumulated depreciation	(2,733,785)
Net Capital Assets	316,258

Total Assets	\$ 370,056
--------------	------------

LIABILITIES and NET POSITION

Current Liabilities:

Accrued payments in lieu of taxes	\$ 57,767
Tenant security deposits	22,410
Accrued wages	11,271
Accounts payable	6,322
Unearned revenue	1,670
Other current liabilities	1,052
Total Current Liabilities	100,492

Net Position:

Net investment in capital assets	316,258
Unrestricted net position	(46,694)
Total Net Position	269,564

Total Liabilities and Net Position	\$ 370,056
------------------------------------	------------

See notes to financial statements

Bangor Housing Commission
Statement of Revenues, Expenses, And
Changes in Net Position
Year Ended September 30, 2025

OPERATING REVENUES:

Dwelling rent	\$	220,135
Tenant revenue-other		7,283
Operating grants		<u>195,609</u>
 Total operating revenues		 <u>423,027</u>

OPERATING EXPENSES:

Administrative		118,220
Tenant services		8,518
Utilities		48,959
Maintenance		190,246
Protective services		821
Insurance		36,077
Bad debt – tenants		65,176
Payment in lieu of taxes		16,253
General expenses		6,566
Depreciation		<u>29,317</u>

Total operating expenses		<u>520,153</u>
--------------------------	--	----------------

Operating income (loss)		<u>(97,126)</u>
-------------------------	--	-----------------

NON-OPERATING REVENUES:

Investment interest income		279
Other income		<u>5,066</u>

Total non-operating revenues		<u>5,345</u>
------------------------------	--	--------------

Income (loss) before contributions		(91,781)
------------------------------------	--	----------

CAPITAL CONTRIBUTIONS

		<u>60,665</u>
--	--	---------------

Change in net position		<u>(31,116)</u>
------------------------	--	-----------------

Net position, beginning		248,917
-------------------------	--	---------

Prior period adjustment		<u>51,763</u>
-------------------------	--	---------------

Net position, ending	\$	<u><u>269,564</u></u>
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See notes to financial statements

**Bangor Housing Commission
Statement of Cash Flows
Year Ended September 30, 2025**

CASH FLOWS FROM OPERATING ACTIVITIES:

Cash received from dwelling and non-dwelling rents	\$ 209,736
Cash received from operating grants	195,321
Cash payments to other suppliers of goods and services	(363,240)
Cash payments to employees for services	(149,701)
Cash payments in lieu of taxes	<u>0</u>
Net cash (used) by operating activities	<u>(107,884)</u>

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:

Tenant security deposits	<u>(2,297)</u>
Net cash (used) by noncapital financing activities	<u>(2,297)</u>

CASH FLOW CAPITAL AND RELATED FINANCING

Payments for capital acquisitions	(64,156)
Capital contributions	<u>141,216</u>
Net cash provided by capital and related financing activities	<u>77,060</u>

CASH FLOWS FROM INVESTING ACTIVITIES:

Other income	5,066
Receipts of interest income	<u>99</u>
Net cash provided by investing activities	<u>5,165</u>

Net increase (decrease) in cash	(27,956)
Cash and cash equivalents, beginning	<u>50,366</u>
Cash and cash equivalents, ending	<u><u>\$ 22,410</u></u>

Reconciliation of Cash Flows to Statement of Net Position

Cash and cash equivalents, unrestricted	\$ 0
Cash and cash equivalents, restricted	<u>22,410</u>
	<u><u>\$ 22,410</u></u>

See notes to financial statements

Bangor Housing Commission
Statement of Cash Flows (Continued)
Year Ended September 30, 2025

RECONCILIATION OF OPERATING INCOME (LOSS)
TO NET CASH PROVIDED BY OPERATING ACTIVITIES:

Operating income (loss)	\$	(97,126)
Adjustments to reconcile operating (loss) to net cash provided (used)		
By operating activities:		
Depreciation		29,317
Bad debt allowance		(86,231)
Allowance for obsolete inventories		(77)
Changes in assets and liabilities:		
(Increase) decrease in assets:		
Accounts receivable-tenants		156,268
Accounts receivable-HUD		(288)
Accounts receivable-miscellaneous		5,899
Prepaid expenses and other assets		(27,191)
Inventories		771
Increase (decrease) in liabilities:		
Bank overdraft		3,818
Accounts payable		1,916
Accrued wage/payroll taxes payable		5,294
Accrued-tenant deposit in transit		1,052
Unearned revenue		(88,771)
Accounts payable-PILOT		16,253
Prior period adjustment-prior year payments		(28,788)
		(28,788)
Net cash provided by operating activities	\$	(107,884)

See notes to financial statements

Bangor Housing Commission
Notes to Financial Statements
September 30, 2025

NOTE A: DESCRIPTION OF THE HOUSING COMMISSION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Bangor Housing Commission (“Housing Commission”) is an independent municipal entity created by the City of Bangor pursuant to Michigan state law and the National Housing Act of 1937. The Housing Commission operates under a Board of Commissioner form of government to provide safe and decent housing for eligible low- and moderate-income families and elderly individuals. The Housing Commission determines its own budget (subject to federal approval) and sets rental rates. The City is not responsible for deficits or liabilities of the Housing Commission. However, the Housing Commission makes annual payments “in lieu of taxes” to the City. Therefore, a financial benefit exists for the City, thereby requiring that the Housing Commission be reported as a discrete component unit of the City of Bangor, Michigan. The Board is comprised of five members, all City residents, appointed by the City Manager of the City of Bangor. The Board appoints an Executive Director who acts as the Secretary of the Housing Commission.

1. Reporting Entity

The Housing Commission’s financial statements include the accounts of all of the Housing Commission’s operations. The Housing Commission maintains its accounting records by program and operates the following programs:

Public Housing Operating Fund

This program accounts for all activities relating to the leasing and operation of apartments in buildings that were constructed and are owned by the Housing Commission. These units are rented to low-income families and low-income elderly, disabled, and special needs individuals. The properties were constructed with grants and/or loans provided by the U.S. Department of Housing and Urban Development (HUD). The Housing Commission receives grants from HUD to subsidize operating costs. Tenants are charged rent based on a percentage of their incomes. HUD subsidizes 44 federal public housing units through this program.

Public Housing Capital Fund

HUD provides grant funds to authorities with Public Housing Program units on a formula basis. The funds are predominantly used to make physical improvements to buildings and dwelling units owned by the Housing Commission under the Public Housing Operating Fund Program. A designated portion of these funds may also be used to support operations and to make improvements in the management and operation of the Housing Commission’s Public Housing Operating Fund Program.

NOTE A: DESCRIPTION OF THE HOUSING COMMISSION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Basis of Presentation

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The statement of net position and the statement of activities (the government-wide financial statements) present information for the primary government. For the most part, interfund activity has been eliminated in the preparation of these statements.

The Housing Commission is a special-purpose government entity engaged only in business-type activities and, as such, the financial statements are presented as a single enterprise fund.

3. Measurement Focus

The government-wide financial statements are presented using the economic resources measurement focus, similar to that used by business enterprises

4. Basis of Accounting

Basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

Proprietary funds are accounted for using the accrual basis of accounting. Their revenues are recognized when they are earned, and their expenses are recognized when they are incurred.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Housing Commission are charges to customers for rent. Operating expenses include the cost of sales and services, administrative expenses, and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Subsidies received from HUD or other grantor agencies, for operating purposes, are recorded as operating revenue in the operating statement while capital grant funds are added to the net position below the nonoperating revenue and expense.

If/when, both restricted and unrestricted resources are available for use, it is the Housing Commission's policy to use restricted resources first, then unrestricted resources as they are needed.

5. Budgets and Budgetary Accounting

The Housing Commission adopts a formal operating budget each year for its operating programs and on a project-length basis for its capital expenditures, which are approved by the board of commissioners and submitted to the U.S. Department of Housing and Urban Development for their approval, if required.

NOTE A: DESCRIPTION OF THE HOUSING COMMISSION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

6. Cash and Cash Equivalents

Cash and cash equivalents consist of checking accounts. The cash equivalents are recorded at cost, which approximates market.

7. Tenant Accounts Receivable and Allowance for Bad Debts

Tenant accounts receivable is stated at net rent amounts. Tenant accounts generally are collectible as long as the tenant is occupying the unit. When the tenant vacates the unit, any unpaid balance remaining after application of the security deposit and after procedures have been followed to recover outstanding amounts, is charged as a reduction of rental revenue.

8. Prepaid Expenses

Prepaid expenditures, such as insurance premiums and deferred costs, which are expected to be written off within the next fiscal year, are included in current assets.

9. Compensated Absences

Housing Commission employees are granted vacation and sick leave in varying amounts. In the event of termination, an employee is paid for accumulated vacation days according to contract or personnel policies. In the event of termination by retirement or death, an employee is not paid for accumulated sick days according to contract or personnel policies.

10. Inter program Activity

During the course of operations, transactions occur within individual programs that may result in amounts owed or transfers between programs. Offsetting interprogram receivables and payables as well as offsetting interprogram transfers are eliminated for financial statement presentation. For the fiscal year ended September 30, 2025, there were no interprogram receivables or payables and there were operating transfers in the current fiscal year from the capital fund program to the public housing operating fund in the amount of \$23,860.

11. Buildings and Equipment

Buildings and equipment are recorded at historical cost. Costs in excess of \$100 that materially add to the productive capacity and extend the life of an asset longer than one year are capitalized, while maintenance and repair costs are expensed as incurred. Buildings and equipment are depreciated using the straight-line method over the following estimated useful lives:

Buildings		40 years
Building improvements	5	- 20 years
Equipment and furnishings	5	- 20 years

Land and land improvements include approximately \$141,864 of capitalized land that is not subject to depreciation.

NOTE A: DESCRIPTION OF THE HOUSING COMMISSION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

12. Income Taxes

The Housing Commission is a quasi-governmental entity. The Housing Commission is not subject to Federal or State income taxes.

13. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

14. Deferred Outflows/Inflows of Resources

In addition to assets and liabilities, the statement of financial position will, when applicable, report separate sections for deferred outflows or resources and deferred inflows of resources. *Deferred outflows of resources*, a separate financial statement element, represents a consumption of net position or fund balance, respectively, that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until that time. *Deferred inflows of resources* a separate financial statement element, represents an acquisition of net position or fund balance, respectively, that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time.

The Housing Commission does not have any items that qualify for reporting in these categories.

15. Unearned Revenue

The Housing Commission reports unearned revenue in connection with resources that have been received but not yet earned.

16. Comparative Data

Comparative data for the prior year has not been presented in the accompanying financial statements since their inclusion would make the statements unduly complex and difficult to read.

NOTE A: DESCRIPTION OF THE HOUSING COMMISSION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

17. Net Position

Net positions are comprised of three categories (1) net investment in capital assets, (2) restricted, and (3) unrestricted. The Housing Commission's positive value of unrestricted net position in the primary government may be used to meet ongoing obligations. When an expense is incurred for purposes for which both restricted and unrestricted net position is available, the Housing Commission's policy is to first apply restricted resources. Each component of net position is reported separately on the statement of net position.

- i. Net Investment in capital assets – This category consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, and improvements of those assets.
- ii. Restricted – This category equals the restricted cash of the Housing Commission and consists of net position restricted for use by (1) external groups such as grantors, creditors, or laws and regulations of other governments or (2) law through constitutional provisions or enabling legislation.
- iii. Unrestricted – This category includes all of the remaining net position that do not meet the definition of the other two categories.

18. Subsequent Events

The financial statements and related disclosures include evaluation of events through and including, March 6, 2026, which is the date the financial statements were available to be issued.

NOTE B: CASH AND CASH EQUIVALENTS

Michigan Compiled Laws Section 129.91 (Public Act 20 of 1943, as amended) authorizes local governmental units to make deposits and invest in the accounts of federally insured banks, credit unions, and savings and loan associations that have offices in Michigan. The local unit is allowed to invest in bonds, securities, and other direct obligations of the United States or any agency or instrumentality of the United States; repurchase agreements; bankers' acceptances of United States banks; commercial paper rated within the two highest classifications, which matures not more than 270 days after the date of purchase; obligations of the State of Michigan or its political subdivisions, which are rated as investment grade; and mutual funds composed of investment vehicles that are legal for direct investment by local units of government in Michigan.

The Housing Commission has designated one bank for the deposit of its funds. The Housing Commission's deposits are included on the balance sheet under the classification cash and cash equivalents and consist of the following:

Tenant security deposits - restricted	<u>\$ 22,410</u>
---------------------------------------	------------------

The above deposits are classified by Governmental Accounting Standards Board Statement Nos. 3 and 40 in the following categories as of September 30, 2021:

Bank deposits (checking accounts and certificates of deposits)	\$ 22,210
Petty cash	<u>200</u>
	<u>\$ 22,410</u>

Custodial Credit Risk of Bank Deposits – Custodial credit risk is the risk that in the event of a bank failure, the Housing Commission's deposits may not be returned to it. At year end, the Housing Commission had no bank deposits (checking, money market accounts, and certificate of deposits) that were uninsured and uncollateralized.

NOTE C: CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	<u>Balance 09/30/24</u>	<u>Additions/ Transfers In</u>	<u>Retirements/ Transfers Out</u>	<u>Balance 09/30/25</u>
Public Housing Program				
Land	\$ 141,864	\$ 0	\$ 0	\$ 141,864
Buildings	2,557,270	36,442	142,074	2,735,786
Furniture, equipment & machinery - dwellings	96,809	27,714	(51,896)	72,627
Furniture, equipment & machinery - Administration	189,944	0	(90,178)	99,766
	<u>2,985,887</u>	<u>\$ 64,156</u>	<u>\$ 0</u>	<u>3,050,043</u>
Less accumulated Depreciation	<u>(2,704,468)</u>	<u>\$ (29,317)</u>	<u>\$ 0</u>	<u>(2,733,785)</u>
Total	<u>\$ 281,419</u>			<u>\$ 316,258</u>

Depreciation expense was charged to functions/programs of the government as follows:

Business-type activities	
Public Housing Program	<u>\$ 29,317</u>

NOTE D: RETIREMENT PLAN

The Housing Commission does not provide any defined contribution or defined benefit plans to retired employees as defined by the American Institute of Certified Public Accountants, (AICPA).

NOTE E: RISK MANAGEMENT

The Housing Commission is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; injuries to employees; employees health and life; and natural disasters. The Housing Commission manages these various risks of loss as follows: Management believes such coverage is sufficient to preclude any significant uninsured losses to the Housing Commission. Settled claims have not exceeded this insurance coverage in any of the past three fiscal years.

NOTE F: CONTINGENCIES

The Housing Commission is subject to possible examination by Federal and State authorities who determine compliance with terms, conditions, laws and regulations governing other grants given to the Housing Commission in the current and prior years. No significant violations of finance-related legal or contractual provisions occurred.

NOTE G: PRIOR PERIOD ADJUSTMENT

The Housing Commission recorded a prior period adjustment of \$80,551 for capital fund grants received and unrecognized as deferred revenue in the prior fiscal year. The Housing Commission also recorded a prior period adjustment of \$(28,788) to account for unrecorded vendor payments related to the prior fiscal year.

SUPPLEMENTAL INFORMATION

Hannah R Bond, CPA, PLLC

CERTIFIED PUBLIC ACCOUNTANT

2954 Goehmann Ln
Fredericksburg, Texas 78624
Phone (713) 492-6930
Email: hbond@bondcpa.net

To the Board of Commissioners
Bangor Housing Commission

We have performed the procedure described in the second paragraph of this report on whether the electronic submission of certain information agrees with the related hard copy documents within the audit reporting package. Bangor Housing Commission (the housing authority) is responsible for the accuracy and completeness of the electronic submission.

The housing authority has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose to determine whether the electronic submission of certain information agrees with the related hard copy documents within the audit reporting package. Additionally, the U.S. Department of Housing and Urban Development Real Estate Assessment Center (REAC) has agreed to and acknowledged that the procedures performed are appropriate for its purposes. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and as such, users are responsible for determining whether the procedures performed are appropriate for their purpose.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The associated findings from the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged by the housing authority to perform this agreed-upon procedure engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in Government Auditing Standards issued by the Comptroller General of the United States. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on whether the electronic submission of the items listed in the "UFRS Rule Information" column agrees with the related hard copy documents within the audit reporting package. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the housing authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement. We were engaged to perform an audit in accordance with the OMB Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal awards (OMB Uniform Guidance), by the housing authority as of and for the year ended September 30, 2025 and have issued our reports thereon dated March 6, 2026. The information in the "Hard Copy Documents" column was included within the scope or was by-product of the audit. Further, our opinion on the fair presentation of the supplementary information dated March 6, 2026, was expressed in relation to the basic financial statements of the housing authority taken as a whole.

A copy of the reporting package required by the OMB Uniform Guidance, which includes the auditor's report, is available in its entirety from the housing authority. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

The purpose of this report on applying the agreed-upon procedures is solely to describe the procedure performed on the electronic submission of the items listed in the "UFRS Rule Information" column and the associated findings, and not to provide an opinion or conclusion. Accordingly, this report is not suitable for any other purpose.

 Digitally signed by
Hannah R Bond, CPA,
PLLC
Date: 2026.03.06
08:38:48 -06'00'

Hannah R Bond, CPA, PLLC
Fredericksburg, Texas
March 6, 2026

ATTACHMENT

Procedure	UFRS Rule Information	Hard Copy Documents	Agrees	Does Not Agree
1	Business Sheet, Revenue and Expense and Cash Flow	Financial Data Schedule, all ALNs, if applicable	X	
2	Surplus Cash	Financial Data Templates	X	
3	Footnotes	Footnotes to Audited Basic Financial Statements	X	
4	Type of Opinion on the Financial Statements and Auditor Reports	Auditor's Reports on the Financial Statements, Compliance, and Internal Control	X	
5	Type of Opinion on Financial Data Templates	Auditor's Supplemental Report on Financial Data Templates	X	
6	Audit Findings Narrative	Schedule of Findings and Questioned Costs	X	
7	General Information	Schedule of Findings and Questioned Costs and Federal Awards Data	X	

Bangor Housing Commission (MI181)

BANGOR, MI

Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2025

	Project Total	Subtotal	ELIM	Total
111 Cash - Unrestricted				
112 Cash - Restricted - Modernization and Development				
113 Cash - Other Restricted				
114 Cash - Tenant Security Deposits	\$22,410	\$22,410		\$22,410
115 Cash - Restricted for Payment of Current Liabilities				
100 Total Cash	\$22,410	\$22,410	\$0	\$22,410
121 Accounts Receivable - PHA Projects				
122 Accounts Receivable - HUD Other Projects	\$288	\$288		\$288
124 Accounts Receivable - Other Government				
125 Accounts Receivable - Miscellaneous				
126 Accounts Receivable - Tenants	\$14,523	\$14,523		\$14,523
126.1 Allowance for Doubtful Accounts - Tenants	-\$10,794	-\$10,794		-\$10,794
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current				
128 Fraud Recovery				
128.1 Allowance for Doubtful Accounts - Fraud				
129 Accrued Interest Receivable	\$180	\$180		\$180
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$4,197	\$4,197	\$0	\$4,197
131 Investments - Unrestricted				
132 Investments - Restricted				
135 Investments - Restricted for Payment of Current Liability				
142 Prepaid Expenses and Other Assets	\$27,191	\$27,191		\$27,191
143 Inventories				

Bangor Housing Commission (MI181)

BANGOR, MI

Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2025

	Project Total	Subtotal	ELIM	Total
143.1 Allowance for Obsolete Inventories				
144 Inter Program Due From				
145 Assets Held for Sale				
150 Total Current Assets	\$53,798	\$53,798	\$0	\$53,798
161 Land	\$141,864	\$141,864		\$141,864
162 Buildings	\$2,735,786	\$2,735,786		\$2,735,786
163 Furniture, Equipment & Machinery - Dwellings	\$72,627	\$72,627		\$72,627
164 Furniture, Equipment & Machinery - Administration	\$99,766	\$99,766		\$99,766
165 Leasehold Improvements				
166 Accumulated Depreciation	-\$2,733,785	-\$2,733,785		-\$2,733,785
167 Construction in Progress				
168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	\$316,258	\$316,258	\$0	\$316,258
171 Notes, Loans and Mortgages Receivable - Non-Current				
172 Notes, Loans, & Mortgages Receivable - Non Current - Past				
173 Grants Receivable - Non Current				
174 Other Assets				
176 Investments in Joint Ventures				
180 Total Non-Current Assets	\$316,258	\$316,258	\$0	\$316,258
200 Deferred Outflow of Resources				
290 Total Assets and Deferred Outflow of Resources	\$370,056	\$370,056	\$0	\$370,056

Bangor Housing Commission (MI181)

BANGOR, MI

Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2025

	Project Total	Subtotal	ELIM	Total
311 Bank Overdraft	\$3,818	\$3,818		\$3,818
312 Accounts Payable <= 90 Days	\$2,504	\$2,504		\$2,504
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable	\$11,271	\$11,271		\$11,271
322 Accrued Compensated Absences - Current Portion				
324 Accrued Contingency Liability				
325 Accrued Interest Payable				
331 Accounts Payable - HUD PHA Programs				
332 Account Payable - PHA Projects				
333 Accounts Payable - Other Government	\$57,767	\$57,767		\$57,767
341 Tenant Security Deposits	\$22,410	\$22,410		\$22,410
342 Unearned Revenue	\$1,670	\$1,670		\$1,670
343 Current Portion of Long-term Debt - Capital				
344 Current Portion of Long-term Debt - Operating Borrowings				
345 Other Current Liabilities	\$1,052	\$1,052		\$1,052
346 Accrued Liabilities - Other				
347 Inter Program - Due To				
348 Loan Liability - Current				
310 Total Current Liabilities	\$100,492	\$100,492	\$0	\$100,492
351 Long-term Debt, Net of Current - Capital Projects/Mortgage				
352 Long-term Debt, Net of Current - Operating Borrowings				
353 Non-current Liabilities - Other				
354 Accrued Compensated Absences - Non Current				
355 Loan Liability - Non Current				
356 FASB 5 Liabilities				

Bangor Housing Commission (MI181)
 BANGOR, MI
 Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2025

	Project Total	Subtotal	ELIM	Total
357 Accrued Pension and OPEB Liabilities				
350 Total Non-Current Liabilities	\$0	\$0	\$0	\$0
300 Total Liabilities	\$100,492	\$100,492	\$0	\$100,492
400 Deferred Inflow of Resources				
508.4 Net Investment in Capital Assets	\$316,258	\$316,258		\$316,258
511.4 Restricted Net Position	\$0	\$0		\$0
512.4 Unrestricted Net Position	-\$46,694	-\$46,694		-\$46,694
513 Total Equity - Net Assets / Position	\$269,564	\$269,564	\$0	\$269,564
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$370,056	\$370,056	\$0	\$370,056

**Bangor Housing Commission (MI181)
BANGOR, MI**

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2025

	Project Total	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$220,135	\$220,135		\$220,135
70400 Tenant Revenue - Other	\$7,283	\$7,283		\$7,283
70500 Total Tenant Revenue	\$227,418	\$227,418	\$0	\$227,418
70600 HUD PHA Operating Grants	\$195,609	\$195,609		\$195,609
70610 Capital Grants	\$60,665	\$60,665		\$60,665
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue	\$0	\$0	\$0	\$0
70800 Other Government Grants				
71100 Investment Income - Unrestricted				
71200 Mortgage Interest Income				
71300 Proceeds from Disposition of Assets Held for Sale				
71310 Cost of Sale of Assets				
71400 Fraud Recovery				
71500 Other Revenue	\$5,066	\$5,066		\$5,066
71600 Gain or Loss on Sale of Capital Assets				
72000 Investment Income - Restricted	\$279	\$279		\$279
70000 Total Revenue	\$489,037	\$489,037	\$0	\$489,037
91100 Administrative Salaries	\$72,354	\$72,354		\$72,354

**Bangor Housing Commission (MI181)
BANGOR, MI**

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2025

	Project Total	Subtotal	ELIM	Total
91200 Auditing Fees	\$6,000	\$6,000		\$6,000
91300 Management Fee				
91310 Book-keeping Fee				
91400 Advertising and Marketing				
91500 Employee Benefit contributions - Administrative	\$19,862	\$19,862		\$19,862
91600 Office Expenses	\$11,882	\$11,882		\$11,882
91700 Legal Expense	\$3,532	\$3,532		\$3,532
91800 Travel				
91810 Allocated Overhead				
91900 Other	\$4,590	\$4,590		\$4,590
91000 Total Operating - Administrative	\$118,220	\$118,220	\$0	\$118,220
92000 Asset Management Fee				
92100 Tenant Services - Salaries				
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services				
92400 Tenant Services - Other	\$8,518	\$8,518		\$8,518
92500 Total Tenant Services	\$8,518	\$8,518	\$0	\$8,518
93100 Water	\$13,221	\$13,221		\$13,221
93200 Electricity	\$20,870	\$20,870		\$20,870
93300 Gas	\$14,868	\$14,868		\$14,868
93400 Fuel				
93500 Labor				
93600 Sewer				
93700 Employee Benefit Contributions - Utilities				

Bangor Housing Commission (MI181)

BANGOR, MI

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2025

	Project Total	Subtotal	ELIM	Total
93800 Other Utilities Expense				
93000 Total Utilities	\$48,959	\$48,959	\$0	\$48,959
94100 Ordinary Maintenance and Operations - Labor	\$54,531	\$54,531		\$54,531
94200 Ordinary Maintenance and Operations - Materials and	\$35,045	\$35,045		\$35,045
94300 Ordinary Maintenance and Operations Contracts	\$86,523	\$86,523		\$86,523
94500 Employee Benefit Contributions - Ordinary Maintenance	\$14,147	\$14,147		\$14,147
94000 Total Maintenance	\$190,246	\$190,246	\$0	\$190,246
95100 Protective Services - Labor				
95200 Protective Services - Other Contract Costs	\$821	\$821		\$821
95300 Protective Services - Other				
95500 Employee Benefit Contributions - Protective Services				
95000 Total Protective Services	\$821	\$821	\$0	\$821
96110 Property Insurance	\$36,077	\$36,077		\$36,077
96120 Liability Insurance				
96130 Workmen's Compensation				
96140 All Other Insurance				
96100 Total insurance Premiums	\$36,077	\$36,077	\$0	\$36,077
96200 Other General Expenses	\$6,566	\$6,566		\$6,566
96210 Compensated Absences				
96300 Payments in Lieu of Taxes	\$16,253	\$16,253		\$16,253
96400 Bad debt - Tenant Rents	\$65,176	\$65,176		\$65,176
96500 Bad debt - Mortgages				

Bangor Housing Commission (MI181)

BANGOR, MI

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2025

	Project Total	Subtotal	ELIM	Total
96600 Bad debt - Other				
96800 Severance Expense				
96000 Total Other General Expenses	\$87,995	\$87,995	\$0	\$87,995
96710 Interest of Mortgage (or Bonds) Payable				
96720 Interest on Notes Payable (Short and Long Term)				
96730 Amortization of Bond Issue Costs				
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$490,836	\$490,836	\$0	\$490,836
97000 Excess of Operating Revenue over Operating Expenses	-\$1,799	-\$1,799	\$0	-\$1,799
97100 Extraordinary Maintenance				
97200 Casualty Losses - Non-capitalized				
97300 Housing Assistance Payments				
97350 HAP Portability-In				
97400 Depreciation Expense	\$29,317	\$29,317		\$29,317
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$520,153	\$520,153	\$0	\$520,153
10010 Operating Transfer In	\$23,860	\$23,860	-\$23,860	\$0
10020 Operating transfer Out	-\$23,860	-\$23,860	\$23,860	\$0

Bangor Housing Commission (MI181)

BANGOR, MI

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2025

	Project Total	Subtotal	ELIM	Total
10030 Operating Transfers from/to Primary Government				
10040 Operating Transfers from/to Component Unit				
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss				
10080 Special Items (Net Gain/Loss)				
10091 Inter Project Excess Cash Transfer In				
10092 Inter Project Excess Cash Transfer Out				
10093 Transfers between Program and Project - In				
10094 Transfers between Project and Program - Out				
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-\$31,116	-\$31,116	\$0	-\$31,116
11020 Required Annual Debt Principal Payments	\$0	\$0		\$0
11030 Beginning Equity	\$248,917	\$248,917		\$248,917
11040 Prior Period Adjustments, Equity Transfers and	\$51,763	\$51,763		\$51,763
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity				
11180 Housing Assistance Payments Equity				

**Bangor Housing Commission (MI181)
BANGOR, MI**

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 09/30/2025

	Project Total	Subtotal	ELIM	Total
11190 Unit Months Available	528	528		528
11210 Number of Unit Months Leased	490	490		490
11270 Excess Cash	-\$110,109	-\$110,109		-\$110,109
11610 Land Purchases	\$0	\$0		\$0
11620 Building Purchases	\$34,506	\$34,506		\$34,506
11630 Furniture & Equipment - Dwelling Purchases	\$28,233	\$28,233		\$28,233
11640 Furniture & Equipment - Administrative Purchases	\$1,417	\$1,417		\$1,417
11650 Leasehold Improvements Purchases	\$0	\$0		\$0
11660 Infrastructure Purchases	\$0	\$0		\$0
13510 CFFP Debt Service Payments	\$0	\$0		\$0
13901 Replacement Housing Factor Funds	\$0	\$0		\$0

Hannah R Bond, CPA, PLLC

CERTIFIED PUBLIC ACCOUNTANT

2954 Goehmann Ln
Fredericksburg, Texas 78624
Phone (713) 492-6930
Email: hbond@bondcpa.net

**Independent Auditor's Report on Internal Control over Financial Reporting
and on Compliance and Other Matters Based on an
Audit of Financial Statements Performed in Accordance
with *Government Auditing Standards***

Board of Housing Commissioners
Bangor Housing Commission
Van Buren County, Michigan

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Bangor Housing Commission as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Bangor Housing Commission's basic financial statements, and have issued our report thereon dated March 6, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Bangor Housing Commission's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Bangor Housing Commission's internal control. Accordingly, we do not express an opinion on the effectiveness of the Bangor Housing Commission's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.


Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Bangor Housing Commission's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

 Digitally signed by
Hannah R Bond,
CPA, PLLC
Date: 2026.03.06
08:39:59 -06'00'

Hannah R Bond, CPA, PLLC
Fredericksburg, Texas
March 6, 2026

Hannah R Bond, CPA, PLLC

CERTIFIED PUBLIC ACCOUNTANT

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Fredericksburg, Texas 78624
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To the Board of Commissioners
Bangor Housing Commission

We have audited the financial statements of the business-type activities of the Bangor Housing Commission for the year ended September 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated September 30, 2025, and executed November 5, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Bangor Housing Commission are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended September 30, 2025. We noted no transactions entered into by the Bangor Housing Commission during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. There were no major sensitive estimates affecting the Bangor Housing Commission's financial statements.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. See attachment A for a list of all identified misstatements. All misstatements were corrected and recorded in the audited financials.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to my satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated March 6, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Bangor Housing Commission's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Bangor Housing Commission's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the management's, discussion and analysis, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Other Matters Continued

We were engaged to report on the financial data schedule and the schedule of expenditures of federal awards, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the information and use of the board of commissioners charged with governance and management of the Bangor Housing Commission and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Hannah R Bond

Attachment A – List of Corrected Misstatements

1. The following adjustment was recorded to correct amortization of prepaid insurance expenses paid in the current fiscal year.

DR Prepaid Expenses	\$9,678
CR Property/Liability Insurance Expense	\$(9,678)

2. The following adjustment was necessary to accrue salaries and benefits incurred in the current fiscal year.

DR Administrative Salaries	\$2,617
DR Employee Benefits - Admin	\$200
DR Labor, Maintenance	\$1,805
DR Employee Benefits - Maintenance	\$138
CR Accrued Salaries and Wages	\$(4,760)

**BANGOR HOUSING COMMISSION
LOW RENT PUBLIC HOUSING
FYE 09/30/2026 Operating Budget**

			2024 Actuals 10/1/23- 09/30/24	2025 Actuals 10/1/24-7/31/25 (10 months)	2025 Approved Budget	2026 Proposed Budget	2026 Budget - 2025 Actuals To Date Variance
			Total	Total	Total	Total	Total
Operating Receipts							
70300	3110	Net Tenant Revenue	166,817	181,434	158,210	210,000	28,566
70400	3120	Tenant Revenue - Other-Excess Utilities		480	1,820	1,000	520
	3690	Tenant Revenue - Tenant Charges	2,747	4,906		6,000	1,094
70500		Total Tenant Revenue	\$ 169,564	\$ 186,820	\$ 160,030	\$ 217,000	\$ 30,180
70600	3401.2	Operating Subsidy	152,699	99,055	123,388	120,000	20,945
70600	3401.1	Capital Funds - Operating Transfer In - Operations		104,411	28,010		(104,411)
		Total HUD Funding	\$ 152,699	\$ 203,466	\$ 151,398	\$ 120,000	\$ (83,466)
71100	3610	Interest on General Fund Investments	51	92		110	18
71500	3690.1	Other Revenue	4,128	4,139	100	5,000	861
		Total Other Income	\$ 4,179	\$ 4,231	\$ 100	\$ 5,110	\$ 879
70000		Total Operating Income	\$ 326,442	\$ 394,517	\$ 311,528	\$ 342,110	\$ (52,407)
Operating Expenditures - Administration							
91100	4100	Administrative Salaries	64,308	57,713	31,200	31,200	(26,513)
91200	4171	Auditing Fees	6,000	6,000	4,500	6,000	
91400	4190.6	Advertising	290		100	100	100
91500	4182	Employee Benefit Contributions - Administrative	15,543	16,878	14,480	10,387	(6,491)
91600	4190	Office Expenses	38,292	6,450	1,000	8,800	
	4190.1	Telephone		3,205		3,900	
91700	4130	Legal Expense	3,232	3,532	40,000	4,500	968
91800	4150	Travel			5,000		
91900	4170	Other (accounting)		3,993	8,460	6,000	2,007
91000		Total Administrative Expenses	\$ 127,665	\$ 97,771	\$ 104,740	\$ 70,887	\$ (29,929)
Tenant Services							
92400	4220	Tenant Services-Other - Cable TV			980		
92500		Total Utilities Expense	\$ -	\$ -	\$ 980	\$ -	\$ -
Utilities Expenditures							
93100	4310	Water	14,410	11,071	13,710	14,000	2,929
93200	4320	Electricity	17,706	16,466	24,700	21,000	4,534
93300	4330	Gas	12,605	14,304	15,050	18,000	3,696
93000		Total Utilities Expense	\$ 44,721	\$ 41,841	\$ 53,460	\$ 53,000	\$ 11,159
Maintenance Expenditures							
94100	4410	Maintenance Labor Salaries	30,127	43,778	18,180	18,180	(25,598)
94200	4420	Materials	24,230	16,826	18,780	21,000	4,174
94300.01	4430.01	Garbage Removal		12,445	4,340	15,000	
94300.02	4430.02	Contract Costs-Heat & Cooling			2,260		
94300.03	4430.03	Contract Costs-Snow Removal		1,501		2,000	
94300.04	4430.04	Contract Costs-Elevator		1,738	3,400	3,000	1,262
94300.05	4430.05	Contract Costs-Grounds		6,178	1,400	5,000	(1,178)
94300.06	4430.06	Contract Costs-Unit Turnaround		3,613		4,500	
94300.07	4430.07	Contract Costs-Electrical					887
94300.08	4430.08	Contract Costs-Plumbing		673		1,000	327
94300.09	4430.09	Contract Costs-Extermination		2,400	4,000	3,000	600
94300.10	4430.10	Contract Costs-Janitorial			950		
94300.11	4430.11	Contract Costs-Routine					
94300.12	4430.12	Contract Costs-Other	38,347	10,245	5,010	10,000	(245)
94500	4433	Employee Benefits Contributions - Maintenance	(1)	11,759	1,390	2,591	(9,168)
94000		Total Maintenance Expense	\$ 92,703	\$ 111,156	\$ 59,710	\$ 85,271	\$ (28,440)
Insurance & General Expenditures							
96110	4510	Insurance Expense	21,633	26,781	25,000	35,000	8,219
96200	4590	Other General Expense	8,043	6,520	3,440		(6,520)
96210	4550	Compensated Absences				1,000	1,000
96300	4520	Payments In Lieu of Taxes	12,209	8,750	10,480	15,700	6,950
96400	4570	Bad Debt-Tenant Rents	13,400			15,000	15,000
96000		Total General Expenses	\$ 55,285	\$ 42,051	\$ 38,920	\$ 66,700	\$ 16,430
	4610.3	Extraordinary Maintenance					
		Total Operating Expenses	\$ 320,374	\$ 292,819	\$ 257,810	\$ 275,858	\$ (30,780)
Casualty Losses - Not Cap.							
	4620.3	Contract Costs					
	4620.4	Insurance Proceeds					
		Total Casualty Losses	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures							
	7520	Dwelling Equipment		2,074		5,000	2,926
	7530	Admin Equipment					
	7540	Buildings & Improvements		1,417		5,000	
		Total Capital Expenditures	\$ -	\$ 3,491	\$ -	\$ 10,000	\$ 2,926
		Net Profit (Loss)	\$ 6,068	\$ 98,207	\$ 53,718	\$ 56,252	\$ (24,553)
Unrestricted Net Position-Prior Year							
		Net Profit (Loss)	(32,502)	(26,434)	(26,434)	71,773	98,207
		Estimated Net Profit (Loss)	6,068	98,207			(98,207)
		Unrestricted Net position	\$ (26,434)	\$ 71,773	\$ 27,284	\$ 128,026	\$ 31,700

2026 Budget Notes

Gross rent charged from public housing tenants
Excess utility
Move out charges, etc. charged to tenants

Estimate
CFP Operating 1406 draws

Laundry and other misc. income.

See Payroll Tab
public notices, vacancy advertising
Portion of retirement and health insurance -See Payroll tab

Accounting fees paid to H.A.A.S., Inc.

Other tenant expense

See Payroll Tab
Expenses related to maintaining buildings (Includes storm door purchases)
Heating and cooling costs
Snow removal
Elevator service contract
Maintenance of lawns and grounds
Costs related to unit turnover, flooring, painting, unit cleaning contracts, etc.
Electrical costs.
Plumbing costs.
Extermination costs
Janitorial
Misc. contracts-maintenance travel reimbursements
Contract costs for appliance repairs and misc. other maintenance items
Portion of retirement and health insurance -See Payroll tab

Property, Liability, Workers Comp Insurance premiums
Other general expenses
Accrual of sick and vacation time
Payment in Lieu of Taxes (PILOT)-10% of budgeted tenant revenue less utilities
Collection loss expenses for tenants who do not pay rent net against bad debt collections

Extraordinary items beyond normal maintenance

NOTICE OF MEETING CANCELLATION



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

The *Bangor City Council* has canceled the *Budget Workshop* on *Wednesday, April 29, 2026* at *2:30 pm* at *Bangor City Hall* in the Council Room located at *257 W Monroe Street, Bangor, MI 49013*.

City of Bangor City Council - Budget Workshop
Wednesday, April 29th @ 2:30 P.M.
City Hall/Council Chambers, 257 W Monroe St

This meeting is accessible. Persons requiring auxiliary aides and services, or other accommodations, should contact the City Clerk in writing, by telephone at 269.427.5831, or by emailing clerk@cityofbangormi.gov

This notice was posted by Shelly Umbanhowar, City Clerk on Friday, 4/10/26 at 2:30 P.M.